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Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: MARIA S. CADAVID, AICP, CSBA, SENIOR PLANNER
480-503-6812, MARIA.SUNIGA-CADAVID@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER
480-503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: FEBRUARY 5, 2014

SUBJECT: S13-13: FINCHER FIELDS AT COOLEY STATION, PARCEL 13
REQUEST TO APPROVE THE PRELIMINARY PLAT FOR 108
MULTI FAMILY HOME LOTS (LOTS 1-108) ON
APPROXIMATELY 7.8 ACRES OF REAL PROPERTY
LOCATED NORTH OF THE NORTHEAST CORNER OF
RECKER AND WILLIAMS FIELD ROADS IN THE MULTI-
FAMILY/MEDIUM (MF/M) ZONING DISTRICT WITH A
PLANNED AREA DEVELOPMENT OVERLAY (PAD).

STRATEGIC INITIATIVE: Community Livability

The proposed preliminary plat for a residential development meets the Development Plan in the ordinance for Cooley Station PAD (Parcel 13) and implements the unique vision for the Gateway Character Area.

RECOMMENDED MOTION

Approval of the Preliminary Plat for Fincher Fields at Cooley Station, Parcel 13, approximately 7.8 acres consisting of 108 multi-family lots, generally located north of the northeast corner of Recker

and Williams Field Roads zoned Multi Family/Medium (MF-M) with a Planned Area Development (PAD) overlay.

APPLICANTS/OWNER

Applicant

Name EPS Group, Inc.
Josh Hannon
Address 2045 E. Vineyard Suite 101
Mesa, Arizona 85210
Phone: 480-503-2250
Fax: 480-503-2258
Email: josh.hannon@epsgroupinc.com

Owner

Name Ryland Homes of Arizona, Inc.
Robert Zambie
Address 890 West Elliot Road, Suite 102
Gilbert, Arizona 85233
Phone: 480-556-1216
Fax: 480-556-1471
Email: rzambie@ryland.com

BACKGROUND/DISCUSSION

History

Date

Action

December 19, 2006

Town Council adopted Annexation No. A05-03, Ordinance No. 1878.

March 6, 2007

The Town Council adopted Ordinance No. 1900 in rezoning case Z06-74 to rezone approximately 302 acres that constitute the Cooley Station Residential, Office and Shopping Center Plan Area Development.

June 10, 2008

The Town Council adopted Resolution No. 2889 approving a development agreement with the property owners of the Cooley Development.

June 24, 2008

The Town Council adopted Ordinance No. 2179 in rezoning case Z07-117 and approved an amendment to approximately 300 acre site in the Cooley Station for the Residential, General Office and Shopping Center parcels of the PAD to revise several conditions of Ordinance No. 1900 in Zoning Case Z06-74, modifying development standards for building and landscape setbacks, and revising the street sections and key street exhibits.

August 5, 2008

The Town Council approved Ordinance No. 2195 in rezoning case Z07-99 which rezoned approximately 198 acres from Maricopa County to 157 acres of Single Family Detached (SF-D) and 41 acres of Public Facilities/Institutional (PF/I) creating the Cooley Station Residential-2 Planned Area Development.

October 7, 2010

The Town Council adopted Ordinance No. 2304 amending approximately 97 acres of the Cooley Station Residential, General

Office and Shopping Center PAD to add new exhibits and incorporate revised development standards for Parcel 11 (Heritage at Cooley Station).

January 17, 2013

The Town Council adopted Resolution No. 3148 and Ordinance No. 2413 to change the land use classification from Residential > 5 - 8 DU/Acre and Single Family Detached (SF-D) zoning district to Public Facility/Institutional (PF/I) land use classification and zoning designation respectively for Parcel 16.

May 2, 2013

The Town Council adopted Ordinance No. 2425 and approved the rezoning of Parcels 12 and 13 of Cooley Station PAD (Z12-26).

September 5, 2013

The Town Council adopted Ordinance No. 2443 in rezoning case Z13-16 and modified the Development Plan and development standards for Parcel 15 of the Cooley Station PAD.

Overview

The approximately 7.8 acres parcel is located north of the northeast corner of Recker and Williams Field Roads across from the future Village Center. It exhibits a density range between 14-25 dwelling units per acre where apartments, condominiums and townhouse development in the manner of mid-rise buildings is encouraged by the land use policies for the Gateway Character Area.

Usually multi-family projects do not require preliminary plat approval and the project's comprehensive review of the site plan, grading and drainage, elevations, signage and lighting design is reviewed by the Design Review Board. In this particular case, the Engineering division required the preliminary plat process because individual property lines are described on a unit by unit basis within the envelope of each building and not as a condominium plat.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning (Area 3 of Vertical Overlay PAD)	Existing Use
On site:	Residential > 14-25 DU/Acre (Parcel 13)	Multi-Family/Medium (MF/M)	Vacant
North:	Residential > 5-8 DU/Acre	Single Family Detached (SF-D)	The Willows Subdivision
South:	Village Center (VC)	Gateway Village Center (GVC)	Agriculture and vacant
East:	Residential > 8-14 DU/Acre	Single-Family Detached (SF-D)	Fincher Fields Parcel 12 undergoing construction.
West	Recker Road then Residential > 14-25 DU/Acre	Multi-Family/Medium (MF/M) with a PAD	Vacant

Project Data Table

	Fincher Fields Parcels 13 of Cooley Station
Gross Site Area	Approximately 7.8 acres
Existing Land Uses:	Residential > 14-25 DU/Acre
Existing Zoning:	Multi-Family/Medium with a PAD overlay zoning district (Z12-26)
Proposed Number of Lots Lot Dimensions Building Envelope (6 units)	108 multi-family lots 20' x 77' and 20' x 80.5' (within building envelope for 6 units) 77' x 120' and 80.5' x 120'
Proposed Common Open Space	2.4 acres or 39.8% of net area*

Per Ordinance No. 2443 minimum open space percentage is 35% of net site area if property is: directly across right-of-way from village park

Open Space Plan

The project is less than 20 acres and a for-sale multifamily development. Therefore, the open space/ landscape design will be part of the overall review by the Design Review Board at a future date.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town. No comments were received.

SCHOOL DISTRICT INPUT

The Higley School District had no comments.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file (S13-13).

FINDINGS

Staff provides the following findings of facts, subject to the conditions of approval provided below, to substantiate approval of S13-13 Fincher Fields at Cooley Station, Parcel 13 Preliminary Plat:

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the Gateway Character Area of the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;

4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

STAFF RECOMMENDATION

Move to approve the findings and **S13-13**, Fincher Fields at Cooley Station Parcel 13, approximately 7.8 acres consisting of 108 multi-family lots, located north and east of the northeast corner of Recker and Williams Field Roads zoned Multi-Family/Medium with a PAD overlay subject to the following conditions:

1. The Final Plat for Fincher Fields at Cooley Station, Parcel 13 shall be in substantial conformance with Attachment 2, Preliminary Plat approved by the Planning Commission at the February 5, 2014 public hearing.
2. The approval of the Preliminary Plat for Fincher Fields at Cooley Station, Parcel 13 by the Planning Commission is conditioned upon approval of the open space and landscape design for this development by the Design Review Board.

Respectfully submitted,

A handwritten signature in cursive script that reads "Maria S. Cadavid". The signature is written in dark ink and is positioned above the printed name and title.

Maria S. Cadavid AICP, CSBA
Senior Planner

Attachments:

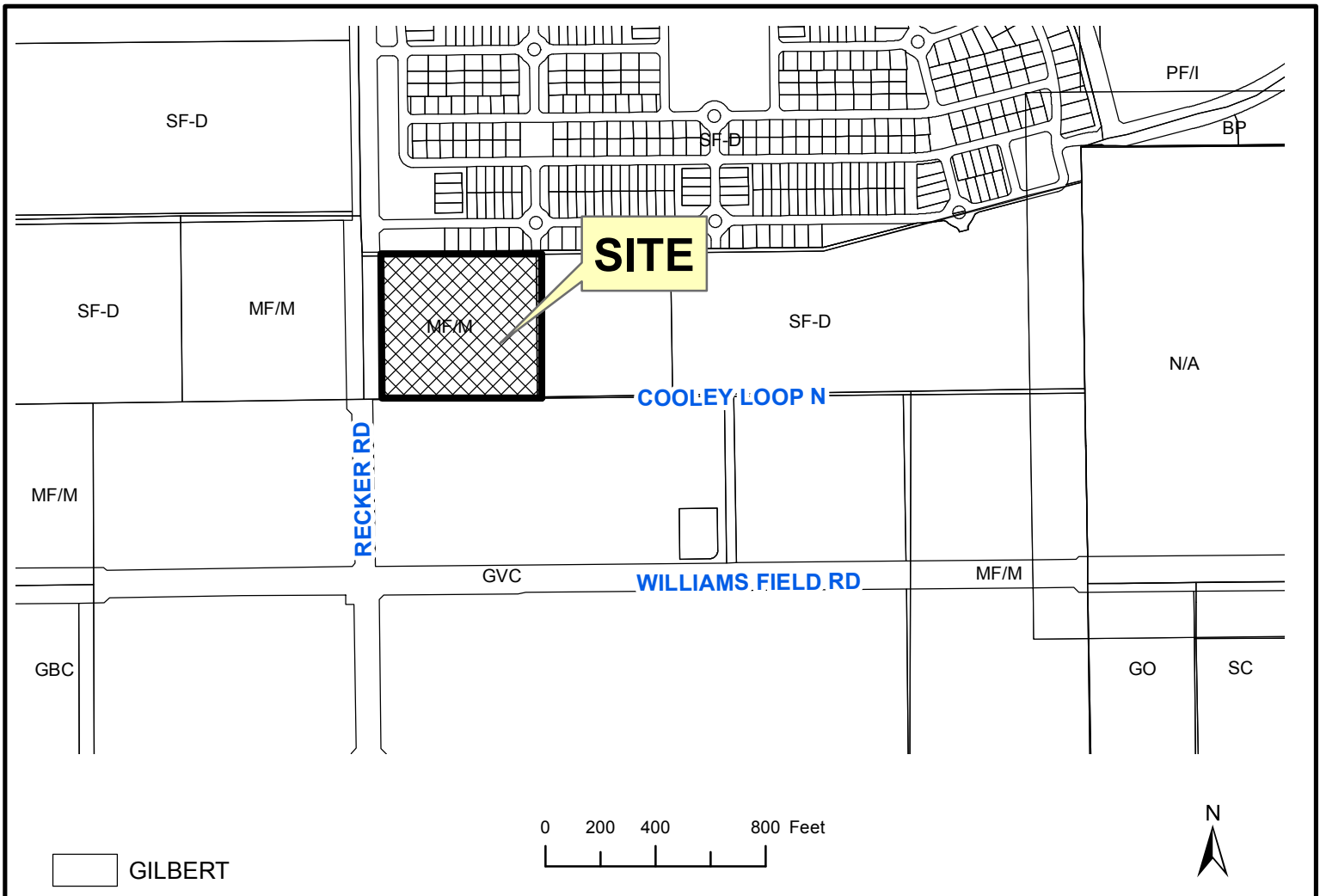
1. Notice of Public Hearing Map
2. Preliminary Plat for Fincher Fields at Cooley Station, Parcel 13 (2 pp.)

February 5, 2014

Notice of Public Hearing**PLANNING COMMISSION DATE:****Wednesday, February 5, 2014* TIME: 6:00 PM****LOCATION: Gilbert Municipal Center, Council Chambers****50 E. Civic Center Drive****Gilbert, Arizona 85296***** Call Planning Department to verify date and time: (480) 503-6700****REQUESTED ACTION:**

S13-13: Request to approve Preliminary Plat and Open Space Plan for Fincher Fields at Cooley Station - Ryland Homes - for 108 home lots (Lots 1-108) on approximately 7.8 acres of real property located north and east of the northeast corner of Recker and Williams Field Roads in the Multi-Family Medium (MF-M) zoning district with a Planned Area Development Overlay (PAD).

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m.

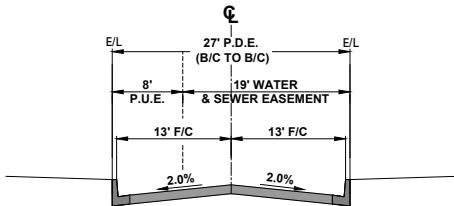
SITE LOCATION:**APPLICANT: EPS Group, Inc.****CONTACT: Josh Hannon****ADDRESS: 2045 S. Vineyard, Suite 101****Mesa, AZ 85210****TELEPHONE: (480) 503-2250****E-MAIL: josh.hannon@epsgroupinc.com**

AMENITY SUMMARY

AMENITY	REQUIREMENT	PROVIDED
POOL TREES	600 SQ. FT. ONE PER DWELLING UNIT 25% 24-INCH BOX	SPLASH PAD (2,530 SQ. FT.) 148 TREES (1.37 TREE / D.U.) 100%
TOT LOT RAMADAS RESTROOMS	400 SQ. FT. NONE NONE	1,807 SQ. FT. 2 1

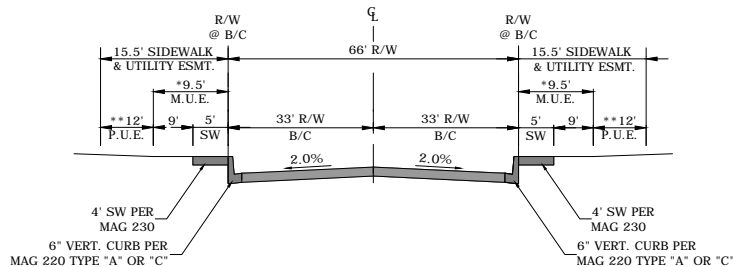
UTILITIES

WATER SEWER GAS ELECTRIC TELEPHONE REFUSE CABLE TV	TOWN OF GILBERT TOWN OF GILBERT SOUTHWEST GAS SALT RIVER PROJECT CENTURY LINK / COX TOWN OF GILBERT CENTURY LINK / COX
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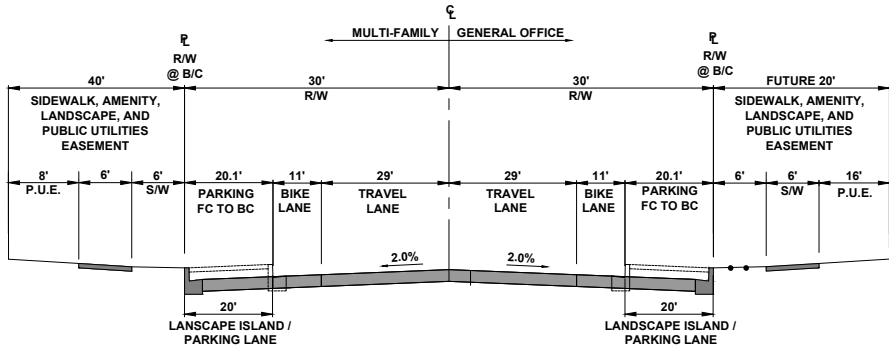
PRIVATE SHARED DRIVE EASEMENT (E. ERIE ST., E. TOLEDO ST., E. PONY LN., S. OLYMPIC DR., SABINO DR.)

N.T.S.
NOTE: NO ON-STREET PARKING



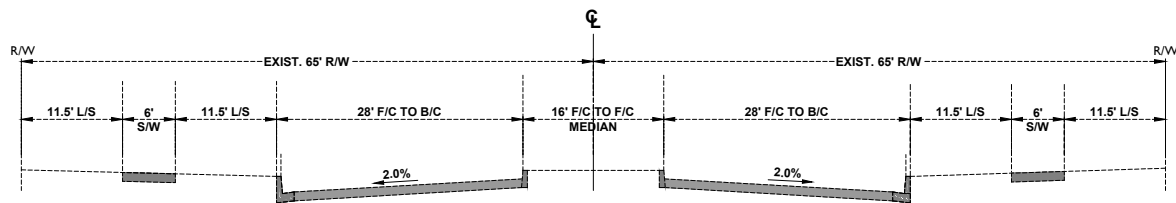
S. SWALLOW LANE (LOOKING NORTH)

N.T.S.
NOTE:
PARKING ALLOWED ON BOTH SIDES OF ROADWAY.
ADD ONE FOOT WIDTH AT FINAL DRIVEWAY LOCATIONS TO MEET ADA REQUIREMENTS.
* MULTI USE EASEMENT DEDICATED TO TOWN OF GILBERT FOR SIDEWALKS, STREET LIGHTS, STREET SIGNS AND UTILITIES. HOMEOWNERS ASSOCIATION TO MAINTAIN LANDSCAPING.
** WHEN 6' PUE IS IN THE 8' M.U.E. THE HOA SHALL BE RESPONSIBLE TO MAINTAIN LANDSCAPING.



E. COOLEY LOOP ROAD - COMMERCIAL / MULTI-FAMILY (LOOKING EAST)

N.T.S.
NOTE: COOLEY LOOP SECTION EE SHALL APPLY TO PARCEL FRONTAGE BASED ON PROPERTY ZONING DESIGNATION FOR EACH PARCEL FRONTING COOLEY LOOP. SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (P.L.). NO BUILDING OR STRUCTURE SHALL ENCR OACH INTO AN EASEMENT OR TRACT.

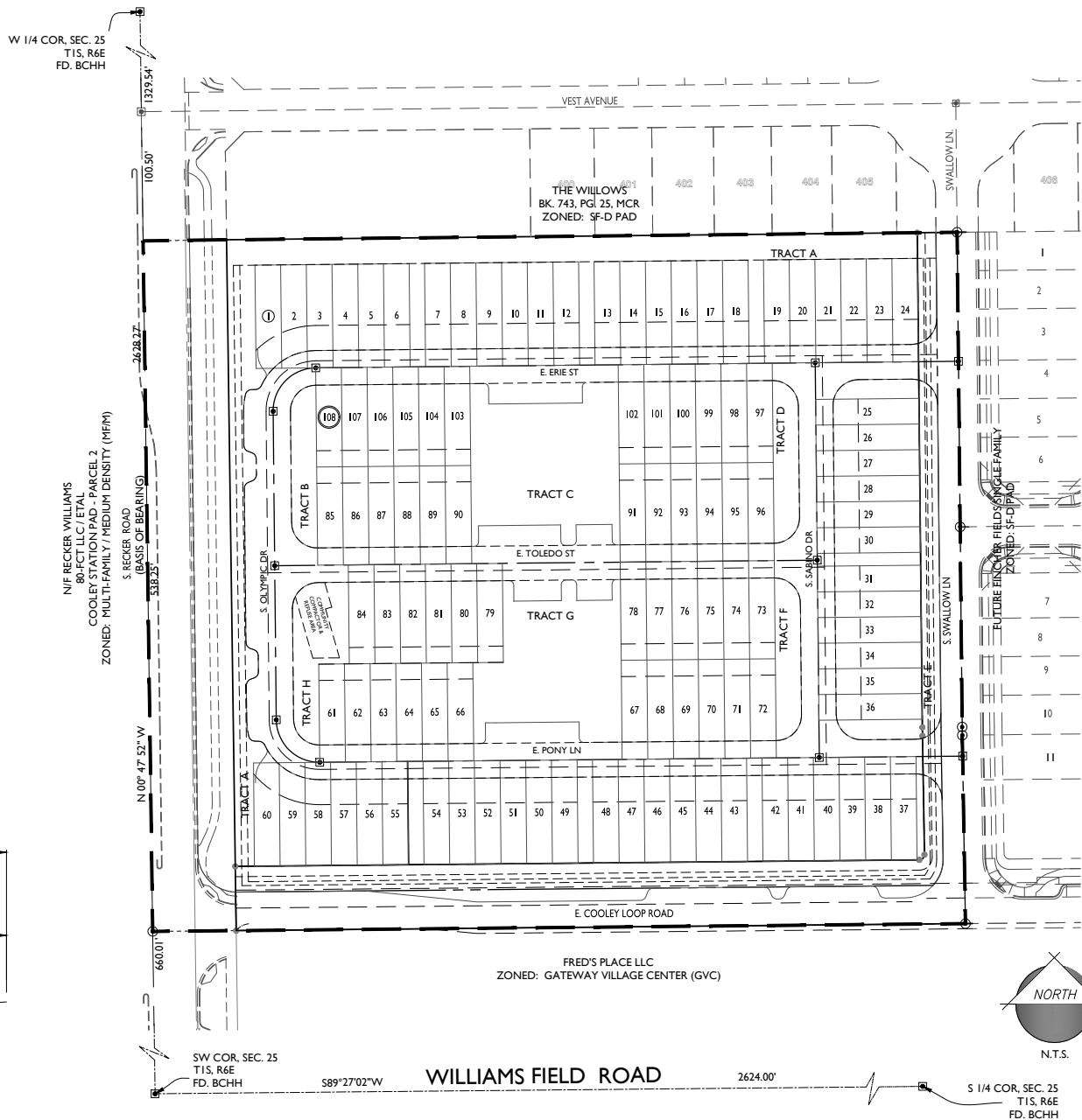


S. RECKER ROAD (EXISTING - LOOKING NORTH)

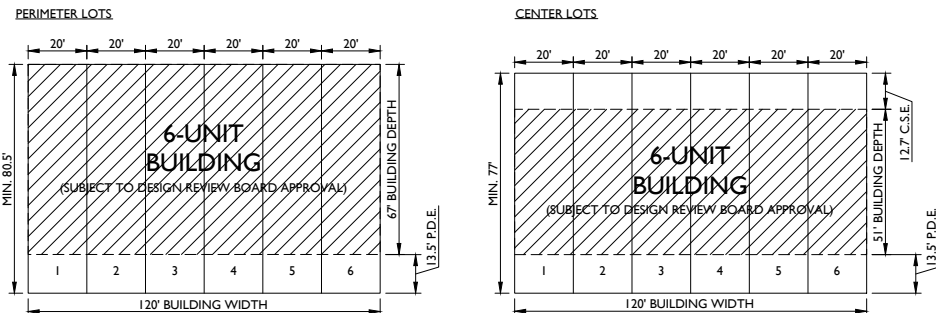
N.T.S.

PRELIMINARY PLAT
FOR
FINCHER FIELDS MULTI-FAMILY

A PORTION OF THE SW 1/4, SECTION 25, T.1 S., R.6 E., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



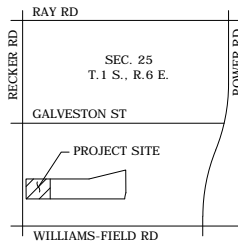
MINIMUM LOT DIMENSIONS



S13-13
Attachment 2: Preliminary Plat for Fincher
Fields at Cooley Station, Parcel 13 (2 pp)
February 5, 2014

CINITY MAP

T.S.



PROJECT TEAM

DEVELOPER: TREND HOMES 890 W. ELLIOT ROAD SUITE 102 GILBERT, AZ 85233 TEL: (480)-556-1216 CONTACT: REED PORTER	CONSULTANT: EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: BRYAN KITCHEN / JOSH HANNON
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DEVELOPMENT LAND USE SUMMARY

RELATED CASE NOS. ASSESSOR PARCEL NO.: EXISTING GENERAL PLAN: EXISTING ZONING: CURRENT LAND USE: GROSS AREA: NET AREA: NO. OF LOTS: NET LAND AREA PER UNIT GROSS DENSITY: NET DENSITY: REQUIRED OPEN SPACE: PROVIDED OPEN SPACE: PARKING REQUIRED:	TOG ORD. 2425 304-38-020-H RESIDENTIAL > 14-25 DU/AC. MULTI-FAMILY MEDIUM (MF/M) DEVELOPED / AGRICULTURE +/- 7.83 ACRES +/- 6.03 ACRES 108 2,432.10 SQ. FT. 13.79 DU/AC. 17.91 DU/AC. 2.11 ACRES (35% OF NET AREA) 2.68 ACRES (44.4% OF NET AREA) 224 SPACES 252 TOTAL SPACES 224 SPACES 28 GUEST SPACES 252 GUEST SPACES
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PARKING PROVIDED:

DEVELOPMENT STANDARDS

ALL DEVELOPMENT SHALL COMPLY WITH THE TOWN OF GILBERT LAND DEVELOPMENT CODE, EXCEPT AS APPROVED BY TOWN OF GILBERT ORDINANCE NO. 2425 BELOW:

MIN. NET LAND AREA PER UNIT BUILDING STEP-BACK MIN. PERIMETER BUILDING SETBACKS FRONT SIDE REAR REAR (RESIDENTIAL PARCEL 13) MIN. PERIMETER LANDSCAPE AREA (DEPTH IN FT.) FRONT SIDE (STREET) REAR (RESIDENTIAL) REAR (NON-RESIDENTIAL) COMMON OPEN SPACE (MIN.) SEPARATION BETWEEN 3-STORY BUILDINGS	1,700 SQ. FT. 0' 8' ADJACENT TO ARTERIALS & COLLECTORS* 10' ADJACENT TO ARTERIALS & COLLECTORS* 10' ADJACENT TO COLLECTORS* 20' ADJACENT TO RESIDENTIAL** 5' ADJACENT TO ARTERIALS & COLLECTORS* 5' ADJACENT TO ARTERIALS & COLLECTORS* 8' ADJACENT TO COLLECTORS* 8' ADJACENT TO COLLECTORS* 35% OF NET SITE AREA 10' **
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NOTES:
* IF NOT ADJACENT TO ARTERIAL OR COLLECTOR AS NOTED, THEN THE LAND DEVELOPMENT CODE (LDC) APPLIES.
** IF PARCEL 13 IS DEVELOPED WITH UP TO 15 DWELLING UNITS PER ACRE THEN THREE-STORY BUILDINGS SHALL BE 10' APART, OTHERWISE THE LAND DEVELOPMENT CODE APPLIES.

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS WILL BE CONSTRUCTED TO TOWN OF GILBERT MINIMUM STANDARDS, EXCEPT AS MODIFIED HEREIN.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- DRAINAGE CONCEPTS ARE SHOWN THE PRELIMINARY GRADING AND DRAINAGE PLAN.
- THIS MUTLI-FAMILY DEVELOPMENT IS PARCEL 13 OF THE COOLEY STATION RESIDENTIAL OFFICE AND SHOPPING CENTER PLANNED AREA DEVELOPMENT, AND WILL BE DEVELOPED IN ACCORDANCE WITH TOWN OF GILBERT ORDINANCE NO. 2425.
- THIS DEVELOPMENT IS SUBJECT TO THE DESIGN REVIEW BOARD APPROVAL OF LANDSCAPE, BUILDING ELEVATIONS, MONUMENT IDENTIFICATION, COLORS AND MATERIAL.

BASIS OF BEARING

WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 25 TOWNSHIP 1 NORTH, RANGE 6 EAST.
ASSUMED BEARING: N 00° 47' 52" W

BENCHMARK

BCHH AT INTERSECTION OF WILLIAMS FIELD AND RECKER ROADS
ELEVATION: 1,310.71' (TOWN OF GILBERT DATUM)

SHEET INDEX

PRE-PLAT COVERSHEET SHEET 1	CS01 PPO1
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2045 S. Vineyard Ave., Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com



FINCHER FIELDS - MULTI-FAMILY

COVER SHEET

Project:

Revisions:

AUGUST 18, 2013 - PRE-APPLICATION
NOVEMBER 14, 2013 - 1ST SUBMITTAL
JANUARY 6, 2014 - 2ND SUBMITTAL



Designer: JH
Drawn by: DCH



EXP: 09/30/16
Job No.
12-148

CS01

Sheet No.
1
of 2

[illegible]

BLDG.	BUILDING	P.D.E.	PUBLIC SHARED DRIVE ESMT.
C.S.E.	COMMON OPEN SPACE ESMT.	P.U.E.	PUBLIC UTILITY ESMT.
ESMT.	EASEMENT	R/W	RIGHT OF WAY
EXIST.	EXISTING	S.W.	SIDEWALK
L/S	LANDSCAPE	S.P.E.	SPECIAL PURPOSE ESMT.
M.U.E	MULTIPURPOSE UTILITY ESMT.	STBK.	SETBACK
		W.S.E.	WATER & SEWER ESMT.

TRACT	USE	AREA (ACRES)
A	LANDSCAPE OPEN SPACE	0.84 AC.
B	LANDSCAPE OPEN SPACE	0.06 AC.
C	LANDSCAPE OPEN SPACE / RETENTION / PARK	0.28 AC.
D	LANDSCAPE OPEN SPACE	0.06 AC.
E	LANDSCAPE OPEN SPACE	0.16 AC.
F	LANDSCAPE OPEN SPACE	0.06 AC.
G	LANDSCAPE OPEN SPACE / RETENTION / PARK	0.25 AC.
H	LANDSCAPE OPEN SPACE	0.09 AC.
TRACT SUBTOTAL		1.80 AC.
COMMON OPEN SPACE EASEMENTS (C.S.E.'s)		0.88 AC.
TOTAL OPEN SPACE AREA		2.68 AC.

5	RIGHT OF WAY FOR ROAD AS SHOWN ON MAP RECORDERS IN BOOK 2 OF ROAD MAPS, PAGE 60, MCR
9	DRAINAGE, IRRIGATION, SIDEWALKS, LANDSCAPING AND APPURTENANT FACILITIES EASEMENT, DOC. NO. 2009-690206, MCR
10	COMMUNICATION, ELECTRIC AND APPURTENANT FACILITIES EASEMENT, DOC. NO. 2010-31980 AND DOC. NO. 2010-429956, MCR
11	COMMUNICATION, ELECTRIC AND APPURTENANT FACILITIES EASEMENT, DOC. NO. 2010-500842, MCR
23	DRAINAGE, IRRIGATION, SIDEWALKS, LANDSCAPING AND APPURTENANT FACILITIES EASEMENT, DOC. NO. 2009-690206, MCR

LINE TABLE		
LINE	LENGTH	BEARING
L1	49.87'	S15°50'38"E
L2	20.73'	N89°25'55"E
L3	39.60'	N15°50'38"W
L4	5.00'	N74°09'22"E
L5	19.96'	N15°50'38"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	52.62'	33.50'	47.38'	090°00'00"
C2	52.62'	33.50'	47.38'	090°00'00"

LOT TABLE									
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	1610.00	26	1610.00	51	1610.00	76	1530.00	101	1545.93
2	1610.07	27	1610.00	52	1610.00	77	1530.00	102	1545.93
3	1610.00	28	1610.00	53	1610.00	78	1530.00	103	1545.93
4	1610.01	29	1610.00	54	1610.00	79	1542.50	104	1545.93
5	1610.00	30	1610.00	55	1610.00	80	1542.24	105	1545.93
6	1610.00	31	1610.00	56	1610.00	81	1541.99	106	1545.93
7	1610.00	32	1610.00	57	1610.00	82	1541.73	107	1545.93
8	1610.00	33	1610.00	58	1610.00	83	1541.48	108	1545.86
9	1610.00	34	1610.00	59	1610.00	84	1541.22	TOTAL 170,389.71 SQ. FT.	
10	1610.00	35	1610.00	60	1610.00	85	1530.00		
11	1610.00	36	1610.00	61	1530.00	86	1530.00		
12	1610.00	37	1610.00	62	1530.00	87	1530.00		
13	1610.00	38	1610.00	63	1530.00	88	1530.00		
14	1610.00	39	1610.00	64	1530.00	89	1530.00		
15	1610.00	40	1610.00	65	1530.00	90	1530.00		
16	1610.00	41	1610.00	66	1530.00	91	1530.00	TOTAL 170,389.71 SQ. FT.	
17	1610.00	42	1610.00	67	1543.92	92	1530.00		
18	1610.00	43	1610.00	68	1544.18	93	1530.00		
19	1610.00	44	1610.00	69	1544.44	94	1530.00		
20	1610.00	45	1610.00	70	1544.69	95	1530.00		
21	1610.00	46	1610.00	71	1544.95	96	1530.00		
22	1610.00	47	1610.00	72	1545.20	97	1545.93		
23	1610.00	48	1610.00	73	1530.00	98	1545.93	TOTAL 170,389.71 SQ. FT.	
24	1610.00	49	1610.00	74	1530.00	99	1545.93		
25	1610.00	50	1610.00	75	1530.00	100	1545.93		